

# STATE LAND USE PLANNING ADVISORY COUNCIL

Minutes  
March 4, 2004

Meeting Location  
Nevada Department of Wildlife  
Conference Room B  
1100 Valley Road  
Reno, Nevada

## Members Present

Juan Guzman, Alternate for Carson City  
Eleanor Lockwood, alternate for Churchill County  
Alan Pinkerton, Clark County  
Sheri Eklund-Brown, Elko County  
Michael Mears, Eureka County  
Tom Fransway, Alternate for Humboldt County  
Mickey Yarbrow, Lander County  
Varlin Higbee, Lincoln County  
Sheldon Bass, Nye County  
Roger Mancebo, Pershing County  
Brad Bryant, alternate for Storey County  
Bill Whitney, Washoe County

## Members Absent

Steve Weissinger, Douglas County  
Stephanie Lawton, Esmeralda County  
David Fulstone, Lyon County  
David Provost, White Pine County

**Note:** Mineral County seat is currently vacant.

## Others Present

Pamela Wilcox, Nevada Division of State Lands  
Skip Canfield, AICP, Nevada Division of State Lands  
Jim Lawrence, Nevada Division of State Lands  
Kevin Hill, Nevada Division of State Lands  
Kelly McGowan, Nevada Division of Conservation Districts  
Sandi Gotta, Nevada Division of Conservation Districts  
George Taylor, Deputy Attorney General  
Jon Hutchings, Eureka County  
Ame Hellman, The Nature Conservancy  
Mimi Moss, Douglas County  
Heather Borat, Douglas County  
Carl Sauely  
Doug Carriger  
Judy Sturgis  
Devere Dressler, Nevada Cattlemen's Association

Laura Richards, Nevada Department of Wildlife  
Charles Van Norman, Smith Valley  
Paul Hardy, Feather River Land Trust  
Adrian Freund, AICP, Washoe County  
Carl Swain, Dayton Area Chamber of Commerce  
Shelley Hartmann, Lincoln County  
Harley Culkin, Nye County Planning Commissioner

## **CALL TO ORDER**

**Roger Mancebo** called the meeting to order at 9:02 am.

Self-introductions were made of all present.

Prior to approving the draft minutes for the December 3, 2003 SLUPAC meeting, **Roger Mancebo** asked if there were any proposed changes or comments. **Sheri Eklund-Brown** noted one "typo" on page 10, first bullet, "withy" should be "with". On page 13 under BACA Bill, first bullet, "ale" should be "sale".

**Mickey Yarbro** made a motion, which was seconded by **Alan Pinkerton**, to approve the minutes of the December 3, 2003 SLUPAC meeting with the noted edits. The motion was approved by an affirmative vote of all members present, except **Sheldon Bass** who was not present at the December 3, 2003 meeting.

## **AGENCY REPORT**

**Pamela Wilcox** stated that Mike Del Grosso, a long-time valued employee of the Nevada Division of State Lands had retired. His replacement, the new Deputy Administrator, is Jim Lawrence, formerly Lake Tahoe Program Coordinator for the Nevada Tahoe Resource Team, a section of the Nevada Division of State Lands. **Ms. Wilcox** also mentioned that the Land Use Planner position is vacant and the agency is in need of a qualified individual. The Nevada Division of State Land's "State Land Use Planning Agency" section provides technical assistance to local governments via the Land Use Planner position. Without that position, the agency has had its resources stretched thin.

**Skip Canfield** continued the Agency Report. He reiterated the need for a planner and offered the following summary of State Land Use Planning Agency activities:

- Nevada Division of State Lands has been involved with the BLM Resource Advisory Councils (RAC). **Skip Canfield** stated that the RACs are a good avenue for State/Federal agency dialogue and hopes to sit on one of the Councils and represent the State of Nevada in the future.
- There has been involvement with the pending Eastern Nevada Land Act and the Tri County Working Group that consists of Lincoln, White Pine and Nye Counties.
- The Nevada Division of State Lands continues to be involved with resource management planning such as the update to the Ely Resource Management Plan

and the development of the Sloan Canyon National Conservation Area Resource Management Plan.

- There has been involvement with the Eastern Nevada Landscape Coalition and the Northeast Nevada Stewardship process.
- The Nevada Division of State Lands is actively involved with the Southern Nevada Public Land Management Act (SNPLMA). **Pam Wilcox** holds the State seat on the SNPLMA Working Group, which is charged with ranking nominations. **Skip Canfield** also attends and provides assistance. One issue that is raised by the Nevada Division of State Lands involves the socioeconomic impacts of land acquisitions on local communities. All local jurisdictions are encouraged to comment to the Division of State Lands regarding any SNPLMA issues or concerns. **Ms. Wilcox** will forward those comments to BLM through the Working Group.
- The Nevada Division of State Lands is actively pursuing completion of the Statewide element of the Public Lands Policy Plan with an anticipated completion date of Fall 2004. In addition, the agency has received formal requests to update local public land policy plans from Eureka, Lander and White Pine counties. Elko County has expressed interest in the update of their plan as well.
- The 5<sup>th</sup> annual Nevada Land Use and Water Summit is scheduled for March 15-17, 2004 in Fallon. This year's emphasis will be on land acquisitions and disposals, and economic development/energy.
- Technical assistance requests are pending for Tonopah Town Board training, Pahrump Regional Planning Commission training, update of the Churchill County zoning ordinance, assistance with master planning and zoning in Humboldt County, Smith Valley master planning and Us 50 corridor planning in Dayton Valley.
- The "Laws Relating to Planning" publication is being updated to reflect changes from the 2003 Legislative session and will be available soon.

**Skip Canfield** stated that the technical assistance program is a high priority although the agency is facing travel budget constraints until the new fiscal year. Some, but not all commitments can be met prior to the new fiscal year by **Skip Canfield** and the new planner, once hired.

**Sheri Eklund-Brown** asked why the agency cannot request extra funding for the travel.

**Pamela Wilcox** responded that the agency has been on flat budget instructions for the upcoming biennium. An additional enhancement request can be submitted but a positive outcome is not likely. **Ms. Eklund-Brown** asked about cost allocation to the counties to cover some agency technical assistance costs. **Ms. Wilcox** said that over the years the agency has looked at cost allocation programs to the counties but the agency has never pursued it. She said that she would be happy to hear reactions from the council members.

**Skip Canfield** stated that in 1998 City of Wendover covered some travel costs for the land use planner. **Ms. Wilcox** concurred but stated that the agency has no statutory authority to charge jurisdictions for assistance.

**Sheldon Bass** offered to bring this matter to the attention of the Nye County Commissioners to see if there was any possibility of covering some of the assistance costs.

**Roger Mancebo** mentioned that it is difficult for the counties as well, who are also experiencing flat budgets.

**Juan Guzman** also offered to bring the matter before the Carson City Board of Supervisors.

**Ms. Wilcox** stated that she saw two funding issues in the discussion, assisting with travel costs and assisting with the creation of an additional planner position. She said that a commitment from the Council and the jurisdictions would be necessary. She asked the Council for direction in the question of pursuing this matter further.

**Sheri Eklund-Brown** asked how far below competitive wage level is the Land Use Planner salary. **Skip Canfield** responded that it was at least 20% below average northern Nevada professional planner wages. **Pam Wilcox** said that it has been extremely difficult to fill the Land Use Planner position. The agency cannot find a person with the needed qualifications that will agree to the salary. The position is open and the agency is currently recruiting.

The matter was tabled without further discussion.

### **PLANNED UNIT DEVELOPMENTS (PUDs)**

**Juan Guzman**, Open Space Manager for Carson City, **Mimi Moss**, Planning and Economic Development Manager for Douglas County and **Adrian Freund**, Planning Director for Washoe County were the presenters for this agenda item.

**Juan Guzman** made opening remarks and discussed PUDs as they are referenced in Nevada Revised Statutes (NRS) Chapter 278A and then discussed PUDs as they are referenced in Carson City municipal code, Chapter 17.09. **Mr. Guzman** explained that PUDs offer flexibility in land use planning but require the developer to expend more money up front. Staff also must expend more time reviewing PUD applications as they are much more complex than standard subdivision applications. PUDs offer better and more integrated design and developers typically favor PUDs because, in the long run, construction costs are reduced. Property values within PUDs and adjacent to them typically are enhanced due to better design, appearance and character. The process for approval of a PUD can be time consuming but the outcome is usually beneficial. **Mr. Guzman** stated that Carson City's experience with PUDs has been primarily good although not all of the approved PUDs within the city were successful. He gave the example of Silver Oak as a successful PUD, located at the north end of town, west of US 395 (Carson Street). Silver Oak is a mixed use PUD consisting of residential to the west and commercial/office along Carson Street. He stated that some factors to be conscious of include maintenance mechanisms, the formulation of a homeowners association with clear procedures outlined in a development agreement. Too often, homeowner's associations fail and the burden

of maintenance and improvements falls to the city or county. He mentioned that Carson City's ordinance is not overly sophisticated but has worked well. The ordinance is a good tool to allow for smaller lots, no increase in density, preservation of open space and other unique features and quality design. **Mr. Guzman** stated that Silver Oak's open space consists of a golf course, flood control areas and a hillside. He mentioned that the hillside open space includes a portion of the old V&T Rail Road right-of-way and is now used as a trail. He also said that Question 1 funds are being sought to improve and expand this recreational trail.

**Sheldon Bass** asked if the golf course was private, semi-private or public, and how this could qualify for open space in the PUD ordinance.

**Mr. Guzman** responded that NRS and an Attorney General's opinion designate golf courses as semi-private, and qualifying as open space. A discussion ensued on the public perception of the appropriateness of golf courses being considered as open space.

**Sheldon Bass** asked if the V&T Rail Road trail was a "Rails to Trails" project. **Mr. Guzman** responded "no", the trail was donated by the developer.

**Eleanor Lockwood** asked about the pros and cons of the commercial aspect of Silver Oak. **Mr. Guzman** responded that care must be taken in regard to commercial uses within a PUD. NRS addresses the residential component of a PUD, but in his opinion, is lacking in regard to commercial uses.

**Sheldon Bass** asked about recreational vehicle parks and how that land use would qualify under a PUD. If the property owner rents the spaces, is the underlying property considered commercial or residential. **Mr. Guzman** replied that PUD standards apply to the underlying property.

**Adrian Freund** introduced himself as the new planning director for Washoe County Community development, coming from Kentucky. He distributed an example of a PUD from the City of Henderson, Nevada Development Code, Section 19.5.4, also available on the City website. He stated that the Henderson PUD ordinance was a good example of a progressive PUD ordinance. He mentioned that the PUD ordinance should include a clear purpose statement that encourages innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high quality development and other community goals. He also stressed the importance of flexibility in the interpretation of zoning standards. PUDs allow greater freedom in designing access, light, open space and design amenities. He also mentioned the importance of the design standards reflecting the high level of public investment in adjoining lands. PUDs that can sometimes be cumbersome. They are relatively complex and require a level of sophistication at the agency level in terms of review and staff expertise. There is a need to foster a good working relationship with the developer from the beginning of the process, positive partnerships help the PUD process to be successful. A PUD can be a stand-alone zoning designations or it can be an overlay. PUDs include open space areas and clear descriptions of how these areas are calculated is important. A fairly common aspect of any PUD ordinance is an open space table that detail the amount of open space that is required. It is important that the open space be useable. Many PUD ordinances have specific standards for pedestrian linkages via open space trail corridors. Golf courses can be problematic in the public's eyes as to if they are useable. Public access is many times

questionable unless a membership is purchased. It is also important to have a clear understanding that the golf course has been calculated as an integral component of the total open space for the PUD. Golf courses have been known to be subdivided at a later date. PUD design standards can also prevent negative impacts to the streetscape by requiring flexible setbacks and façade treatments. These standards avoid monotony and poor design features such as "snout houses" where all the homes on the street are dominated by garage doors. The standards requires diverse house appearances by varying elevations, material and textures. Many times PUD design standards allow for narrower streets that encourage slower traffic and a more pedestrian neighborhood. Care must be taken in identifying appropriate locations for parking, both on the parcels in stacked locations and on the street in parking bays.

**Eleanor Lockwood** asked if the municipality normally maintains narrower streets or if they are maintained by an association. **Adrian Freund** said that it can happen both ways. Some jurisdictions cannot accept substandard streets for maintenance. In many cases the streets are private and maintained by a homeowner's association. However, to rely on a homeowner's association is problematic due to the potential failure of such associations. The PUD must include a development agreement that clearly details how the homeowner's association is formed, managed, its fee structure and how the association will meet maintenance requirements. The development agreement must also include specific provisions in the case the association fails.

**Tom Fransway** said there are three ways in which the residents of the PUD are obligated to maintain roads and other standards of the development. Those three are the homeowner's association, CC&Rs and deed restrictions. (Note: CC&Rs and deed restrictions are one and the same.) He asked how these restrictions can be binding. **Juan Guzman** responded that there needs to be a commitment by all parties to enforce the standards. He said that typically there are not any problems until years later. At that time, the city gets requests to take over the obligations of the PUD, and in most cases, the city will refuse because the improvements are substandard.

**Adrian Freund** discussed the Louisville Kentucky PUD ordinance (Planned Village Development District) and how it was developed for a specific need, in this case, a village ordinance for a freestanding community. The goal was to create standards for the creation of a new village including a town center, live/work units, parks and open space in a pattern that could be self-contained. A very useful sourcebook for western design practices is entitled "True West", published by Planner's Press and available through the American Planning Association bookstore ([www.planning.org](http://www.planning.org)), authored by Chris Berkson. It talks about the roots of western design and how to develop appropriate design standards. Design standards being developed for Washoe County's Spanish Springs Plan will emulate historic western design practices.

**Adrian Freund's** last discussion was an example from Pennsylvania that shows how PUDs can come in all shapes and sizes. In the east, large-scale conservation projects are common. This example has large lots with large homes.

**Tom Fransway** asked if PUD standards can apply to parcel maps.

**Juan Guzman** responded that the PUD process must include a tentative and final subdivision map of 5 or more lots.

**Mimi Moss** provided examples of PUDs in Douglas County. In Douglas County, the Planned Development (PD) ordinance is an overlay zoning district that is intended to provide a method of comprehensive planning for smaller, less complex development projects and encourages consideration of environmental constraints, more efficient and desirable design, flexible standards, and adequate public services and facilities. PUDs must be at least five acres in size and the site size must be sufficient to allow the provision of design benefits and site amenities through flexible regulations. She gave a number of county examples that emphasized quality design of lots and street layout, and the consideration of environmental constraints. On example in the Town of Minden incorporates a mixed-use pattern of commercial, public facilities, open space and small-lot residential. The PD ordinance allows lot sizes as small as the developer wants as long as it is compatible with the neighborhood and the overall density of the underlying zoning district is not increased. She cited another example called the Northwest Specific Plan in north Minden, a mixture of single family, multi-family, commercial, mixed use commercial, open space in a corridor along the Martin Slough and a gaming component and RV component. Douglas County prefers planned unit developments because the county has better control over each step of the process and the desired outcome. For the most part, the County is responsible for maintenance of the roads and the homeowner's association is responsible for the open space maintenance. She said that a challenge in road maintenance is who maintains the landscaping in the park strip between the sidewalk and the curb. A resolution to this issue can be the establishment of a maintenance district.

**Sheldon Bass** asked what the county standard is for setbacks to fault lines.

**Ms. Moss** responded fifty feet in Douglas County. **Mr. Bass** said that Nye County's standard is 1,000 feet.

**Pam Wilcox** asked the panel how rural counties with limited staff can handle PUDs.

**Juan Guzman** replied that a third party agreement is an option as well as utilizing the services of the Nevada Division of State Lands.

**Adrian Freund** said that some jurisdictions require the developer to pay for staff services or provide a consultant through the development agreement.

**Mimi Moss** said that since the process is essentially a zone change and tentative map process that also incorporates special use permits and other approvals, one way to make the process more efficient is to combine all of the applications into one.

**Skip Canfield** mentioned NRS 278.250, which requires that the zoning ordinance be consistent with the master plan. He stressed the importance of adopting specific policies in the master plan that encourage flexible design standards that are sensitive to unique circumstances. Master plan policies adopted through a public process are integral in upholding the integrity of the overall PUD process.

**Mimi Moss** agreed and said the Douglas County Master Plan has specific policies in support of the PUD concept. The policies are another tool to inform and educate the public, especially in the case of property owners who abut a planned PUD.

**Adrian Freund** concurred that it is very important to include master plan policies that address PUDs.

**Juan Guzman** emphasized the importance of master plan policies in case they are needed for a legal defense of any ordinance.

## **CONSERVATION EASEMENTS**

Prior to the start of the presentation, **Adrian Freund** mentioned that Washoe County has its first conservation easement, purchased by the Nevada Land Conservancy adjacent to Washoe Lake.

**Ame Hellman** introduced **Judy Sturgis** and explained that the Nature Conservancy has a conservation easement with **Ms. Sturgis** on land in Carson Valley, and it has been in place successfully for three years. The land is a working cattle ranch. **Ms. Sturgis** has also worked successfully with the Nature Conservancy on another conservation easement in Carson Valley. **Ms. Hellman** also introduced **Paul Hardy** with the Feather River Land Trust.

**Devere Dressler**, Nevada Cattlemen's Association stated that the association has just started a land trust similar to the Colorado Cattlemen's Land Trust and the California Rangeland Trust. **Mr. Dressler** is the conservation director for that organization. The California Rangeland Trust holds many easements throughout California, including one in Sierra Valley on the Bar One Ranch, partnered with the Nature Conservancy. Speaking for people who have easements on their land, **Mr. Dressler** said they are happy with the arrangement.

**Ame Hellman** mentioned an example in Bridgeport Valley on the former Dressler family ranch, protected by a conservation easement. **Mr. Dressler** said that from a landowner's perspective, he wanted to see the legacy of the ranch stay intact. The ranch also preserves the core scenic values of Bridgeport Valley, one of the last examples of its kind in the West. The ranch is also one of the largest man-made riparian areas in the Sierra.

**Sheldon Bass** asked if the family's intent was to maintain the status quo that had been established over all of the years and **Mr. Dressler** answered affirmatively.

**Roger Mancebo** asked the panel to describe any pitfalls that they had experienced with conservation easements.

**Judy Sturgis** responded that everything is negotiated. When she worked with the Nature Conservancy, her wishes were written into the conservation easement agreement and therefore into the deed of the land. She also mentioned, that in her case, she donated the easement to the Nature Conservancy, although many other property owners sell the rights. It depends on the property owner's financial and tax situations on a case-by-case basis. She said that in her case, her property taxes did not decrease with the easement as many property owners viewed the easement as a property value enhancement.

**Ms. Sturgis** discussed some of her concerns. A major one pertains to adjoining ranches and what may happen to them without easements. Development on those ranches will have a



negative impact on her ranch. An "extinguishments clause" is a negative. Easements should be held in perpetuity so that lands with the easements and lands adjacent to them all know what can and cannot occur. She also has concerns with the political process in Douglas County. The master plan seems to change and these changes can have a negative impact on properties.

**Tom Fransway** asked for clarification on what **Ms. Sturgis** had done with the Nature Conservancy. **Ms. Sturgis** responded that she had donated her development rights. She owns the property with a deed restriction now in place that limits development to only those entitlements associated with the working ranch. Residential subdivisions cannot take place.

**Tom Fransway** asked if there were any concerns about the State's Question 1 program. She emphasized that easements should be in perpetuity.

**Devere Dressler** stated that the benefit of conservation easements is long term.

A question arose about who holds the right to the easement. **Ame Hellman** responded that the Nature Conservancy holds the right to the conservation easement while **Ms. Sturgis** holds all other development rights on the land as specified in the deed restrictions.

**Tom Fransway** asked how the easement is enforced. **Ame Hellman** replied that the Nature Conservancy has the right to monitor the easement on an annual basis. However, in her experience, the joint partnerships created between the property owners and the easement holders are positive ones that do not need the inclusion of enforcement.

**Tom Fransway** asked if there were issues with public access and, for example, vandalism. **Ame Hellman** responded that in most cases, public access is not granted. However, public access is an important factor that is considered on a case-by-case basis. Always, access and associated impacts are dealt with on a partnership level between the property owner, the easement holder and others. She gave the example of the Carson Valley Trails Association, a partnership dedicated to increased public access.

**Tom Fransway** asked if the Nevada Cattlemen's Association supports conservation easements. **Devere Dressler** responded yes, but easements are not for everyone. Conservation easements can help preserve a way of life and a working landscape. They also have benefits to wildlife. Conservation easements are an estate planning tool. The easements are worth a lot of money and typically raises the estate's value.

**Sheldon Bass** asked if there are any impacts to cattle herding across lands with easements. **Judy Sturgis** responded that it all depends on the specific wording in the easement agreement and any aspect important to the property owner can be included.

**Devere Dressler** mentioned that any person looking to buy land with a conservation easement will discover all of the details of the deed restrictions during the title search process. **Alan Pinkerton** concurred and said that the new property owner will be informed of all restrictions on the land. **Paul Hardy** agreed and stressed the importance of positive working relationships and due diligence in keeping track of title information.

**Skip Canfield** asked **Ame Hellman** if she was aware of any jurisdictions that adopted new zoning overlays that would identify lands with conservation easements. Most people in the market for land will check on the zoning of the land. If there is a conservation easement overlay, the buyer will be alerted at that time. **Mimi Moss** responded that Douglas County has a GIS database that includes a code for conservation easements linked to Assessor's parcel numbers for ease of tracking.

**Paul Hardy** mentioned that in California there was legislation proposed that would identify easements on properties. Some of the property owners had a problem with the confidentiality issue and the bill failed. The landowners did not want their land to show up on a planning map.

**Judy Sturgis** emphasized the importance of conservation easements for wildlife habitat. Wildlife need large areas of open space. Conservation and ranching go hand in hand. Maintaining open ranch land through conservation easements is needed for viable habitat.

**Sheri Eklund-Brown** mentioned an example in Ruby Valley involving a large corporation buying a ranch with the intent on subdividing the land into ranchettes. Through the Southern Nevada Public Land Management Act (SNPLMA), there has been approval of a portion of the land for acquisition. In addition, the State's Question 1 program is being utilized to acquire conservation easements on more of the land. There are many ranchers involved in the process to acquire the remainder lands at a reduced value due to the conservation easements. Maintaining the easement will be via a joint partnership between the Trust for Public Lands and the Nevada Cattlemen's Association. This partnership also views public access through the ranch and to the Ruby Mountains as critical.

**Devere Dressler** said that the public benefit should be considered in any easement, even if in some cases the public may not be allowed on the specific land.

**Judy Sturgis** said that a public benefit is keeping the owners of a ranch on the land.

(Note: At 11:15 am, **Adrian Freund** left the meeting, to be replaced by **Bill Whitney** at 1:40 pm.)

**Mimi Moss** stated that in Douglas County, conservation easements are recorded at the Recorder's office.

## **QUESTION 1**

**Kevin Hill** reviewed the aspects of Question 1, the Conservation and Resource Protection Grant Program. Ballot Question 1 was a proposal to issue bonds in the amount of \$200 million for conservation and resource protection and it was passed by Nevada's voters in November 2002. He introduced **Jon Paul Kiel** as the second member of the Question 1 staff. **Kevin Hill** gave a brief summary of the Question 1 program:

Question 1 is a landmark environmental initiative designed to: Preserve water quality, protect open space, lakes, rivers, wetlands and wildlife habitat and restore and improve parks, recreational areas, and historic and cultural resources. The \$200 million was broken down to \$27 million to State Parks, \$27.5 million to Department of Wildlife, \$60 million for projects in

Clark County, \$10 million to Clark County, and \$10 million to Washoe County. The Division of State Lands has been allocated \$65.5 million to administer grant programs.

Counties, municipalities, nonprofit organizations, and State agencies are eligible.

Habitat conservation plans, open space plans, land and water acquisitions, recreational trails, urban parks and green belts, Carson River Corridor, and the Lake Tahoe Path System are eligible projects.

Out of the \$65 million, the eligible projects are allocated a portion of the money as follows:

- \$3 million is allocated for Habitat Conservation Plans to counties with a population less than 100,000 including municipalities within those counties and state agencies.
- \$250,000 is allocated for Open Space Plans to counties with a population less than 100,000 including municipalities within those counties and state agencies. This money is to be used for the development and adoption of open space plans, which is important to access additional money that requires an adopted open space plan.
- \$20 million for land and water acquisitions to all counties and municipalities for acquisition of land and water or interests in land and water pursuant to an adopted open space plan. This money is designed to protect and enhance wildlife habitat, sensitive or unique vegetation, historic or cultural resources, riparian corridors and floodplains and wetlands.
- \$15 million for land and water acquisitions for contracts or agreements under which nonprofit conservation organizations may acquire land and water or interests in land and water for the public benefit. This money is also to protect and enhance resources.
- \$7.25 million is allocated for recreational trails to counties, municipalities, private nonprofit organizations and state agencies. The money is for recreational trails including hiking, equestrian and bicycle trails.
- \$5 million is allocated for urban parks and greenbelts to counties, municipalities, private nonprofit organizations and state agencies. The money is for acquisition of land and water or interests in land and water for urban parks and greenbelts.
- \$10 million is allocated for the Carson River Corridor to Carson City, Churchill, Douglas, or Lyon Counties and municipalities within those counties. The money is for enhancement and restoration of the Carson River Corridor.
- \$5million is allocated for the Lake Tahoe Path System to Carson City, Douglas, or Washoe Counties and municipalities within those counties. The money is for the enhancement and development of the Lake Tahoe Path System.

**Kevin Hill** went on with a status of the program. The first round of bond sales resulted in the sale of \$6 million in bonds and the receipt of 36 applications requesting \$24 million. Since the application total exceeds the bond sale, project applications will be ranked by priority, and only the higher priority projects eligible to receive funding will be awarded grants. The applications represented 12 of Nevada's 17 counties. Applications were received for habitat conservation planning, recreational trails, the Carson River corridor, land and water acquisitions, urban parks and greenbelts, and open space planning. Funding of projects in Round 1 is anticipated for June 2004. It is anticipated that Nevada Division of State Lands (NDSL) will be accepting pre proposals for Round 2 in early Fall 2004 with funding of eligible projects potentially being funded at the end of 2004 or early 2005.

**Kevin Hill** stated that the Carson Water Sub Conservancy District agreement has been signed to facilitate the \$10 million allocated for projects along the Carson River.

**Sheldon Bass** noted that he had never seen any application information on the Question 1 program.

**Kevin Hill** replied that the public involvement process that was undertaken by Nevada Division of State Lands was extensive. However, it was not possible to reach all interested parties even though every prudent effort was taken.

**Brad Bryant** asked what applications had been submitted for projects in Storey County. **Kevin Hill** responded that one application involving the V&T Rail Road was submitted. Another project staff is currently working on with Storey County stakeholders is the Comstock Cemetery.

**Eleanor Lockwood** asked if the land and water acquisition applications submitted by Washoe County were in that County and **Kevin Hill** responded "yes".

**Alan Pinkerton** asked about applications received from Clark County. **Kevin Hill** replied that the project in Clark County is "Project Green", submitted by the City of Henderson for improvements to the Pittman Wash recreational trail. **Kevin Hill** mentioned that he was aware of projects in Laughlin that most likely will be submitted in Round 2.

**Kevin Hill** discussed coordination efforts with **Steve Weaver** at the Nevada Division of State Parks (NDSP) and **Sandi Canning** at the Nevada Department of Wildlife (NDOW). Both NDSP and NDOW helped in the review of the environmental checklist, which is a part of the application package for NDSL. NDSP has also been involved in drafting recreational trail cost estimates. **Kevin Hill** has been involved with NDOW on their Sage Grouse newsletter and also in discussions on how to best utilize NDSL Question 1 funds on the sage grouse effort and habitat conservation plans in general. NDSL also received an application from NDOW for help in developing the Statewide Comprehensive Plan and there will be a lot of interaction on this process. Coordination with NDSP will include projects for recreational trails and urban parks and greenbelts. **Kevin Hill** noted that applications received for Round 1 have direct correlations, in many cases, with programs and projects at NDOW and NDSP and he sees the potential for close coordination and the leveraging of funds.

**Sheldon Bass** noted a site near Johnnie (north of Pahrump), consisting of 360 acres and Highway 160 running through the middle of it. It has wild horses and burros and he asked if this would be an appropriate Question 1 acquisition that would include a "walkthrough" under the highway for safe passage. **Kevin Hill** responded that there is potential that he would like to explore further.

**Steve Weaver** presented a status on the NDSP Question 1 program. The NDSP program is different from NDSL since all funds are allocated to specific projects. There is no grant program. NDSP identifies 318 active projects. **Mr. Weaver** mentioned a few notable projects and said that NDSP has an application submitted to utilize some of the NDSL Question 1 funds for backcountry campgrounds at Lake Tahoe Nevada State Park. In addition, he distributed information on the Federal Land and Water Conservation Fund Grant Program and the Nevada

Recreational Trails Grant Program. He stated that these funds could be used as matches for Question 1 grants. The Nevada Recreational Trails Grant Program is a federally funded trails assistance program administered by the Federal Highway Administration at the national level and NDSP at the state level. The Federal Land and Water Conservation Fund Act of 1965 was enacted "...to assist in preserving and assuring accessibility to all citizens of the United States.." and the act emphasizes active participation.

**Brad Bryant** asked if NDSP was doing a renovation project at Fort Churchill State Park. **Mr. Weaver** replied in the affirmative and said the fort's walls need rehabilitation and in some places complete reconstruction since adobe erodes every year. **Mr. Bryant** asked about tall white top in the Truckee River. **Mr. Weaver** replied that there is a control program in place on NDSP lands, most notably Washoe Lake.

**Laura Richards** provided a status update on NDOW's Question 1 program. NDOW's program is similar to NDSP. Projects have already been identified and it is not a grant program. NDOW's funds are intended for acquisitions or interest in property to enhance, protect and manage wildlife and habitat and to enhance recreational opportunities related to wildlife. The development and renovation of facilities is a key component of the program. NDOW has identified 122 projects with an emphasis on enhancement of existing properties. She noted a number of projects including Cave Lake, Cummins Lake Expansion, Kirtsch WMA fencing, an urban pond at Carson City's Fuji Park, Hatchery refurbishments, Truckee River restoration via a partnership with the Nature Conservancy, noxious weed control and improved water efficiency in the Steptoe Valley. She noted that partnerships are being emphasized and the need to leverage monies through all three Question 1 programs. She mentioned Bassett Lake in White Pine County. The county is doing an open space plan with a request for NDSL funds. The goal is to acquire lands at the lake with NDSL funds and restore the land with NDOW funds.

**Laura Richards** mentioned the Governor's Sage Grouse Team is in the final stages of completing the statewide conservation plans for the sage grouse. Once the plans are complete, projects to be implemented on the ground will benefit from NDOW's Question 1 funds.

**Sheri Eklund-Brown** asked if the Northeastern Nevada Stewardship group (doing watershed ecosystem planning) is a partner in the sage grouse planning process and multi-species habitat conservation planning in general. **Kevin Hill** responded that a number of applications would benefit from a collaborative process that includes the Stewardship Group.

**Kevin Hill** mentioned that he intends to have regular coordination meetings to further the dialogue between the three agencies and also to ensure that the Question 1 funds are leveraged to the maximum extent possible.

**Sheri Eklund-Brown** asked if road access easements are considered as acquisitions and **Kevin Hill** responded "yes".

**Varlin Higbee** stressed his concern about the negative impacts of private property acquisitions in Lincoln County. He also is concerned with the artificial inflation of property values as a result of potential acquisitions that leads to the inability of people to purchase land. Once the land is acquired by a public entity, it is gone from the tax base. **Laura Richards** said that any acquisition must be based on a fair market value appraisal. **Pam Wilcox** agreed and said that

she wasn't aware of values being artificially inflated. **Mr. Higbee** also expressed his concern about the negative impacts to wildlife once land is acquired and in many cases water removed. The wildlife migrates off of the land to other private lands, and the ecosystem is fragmented. **Laura Richards** responded that NDOW has some very good land managers on staff that come from ranching and farming backgrounds. She mentioned NDOW's "lease-back" program that allows ranchers and farmers to utilize the acquired lands. **Mr. Higbee** acknowledged that this program works very well.

**Sheri Eklund-Brown** noted the importance of long term management plans to avoid things such as noxious weeds. She also wanted to verify that the State holds an interest in a conservation easement acquired by a non-profit. **Pam Wilcox** replied that there are different ways the easements could be acquired. The section of the statute that allows non-profits to acquire the easements requires the State hold an interest that protects the public's funds that were utilized. The State will be looking for partnerships with counties, conservation districts, etc., so that there will be effective monitoring of the easements. She also wanted to stress that projects that make sense, that have the full support of the county in which it is located, will rank higher in the selection process.

**At 12:10 pm, the meeting recessed for lunch.**

**At 1:40 pm, the meeting resumed.**

## **COMMUNITY IDENTITY THROUGH MASTER PLANNING IN SMITH VALLEY**

**Charles Van Norman** presented the planning process underway in Smith Valley (east of the Pine Nut Mountains, including the towns of Wellington and Smith, in Lyon County). The valley is approximately 120 square miles and includes 650 homes and 1,650 residents. The principle industry is agriculture. The community consists of residents who are very friendly, conservative and fiercely self-sufficient.

The Smith Valley Township Advisory Council was appointed in July 1999 and consists of civilian volunteers. Almost all funding is community generated with very little aid from county government. The Council believes that that Lyon County Master Plan is insufficient in addressing the unique challenges being faced in Smith Valley. The challenges include rapid growth of the area and a threat to the agricultural quality of life enjoyed by both long time families and newcomers. The Council decided to revisit the master plan and the effort to develop a revised version of the Smith Valley Area Plan began in full earnest in January 2003.

A broad based community buy-in effort commenced with briefings at community organizations and other locations. The effort's goal was to explain the status of existing policies and why and area plan element update was needed. A series of SWOT workshops were held to identify Smith Valley's "Strengths, Weaknesses, Opportunities and Threats". The SWOTS were prioritized and compared to existing master plan policies. Sub groups ("Element Teams") were formulated to address the following topics, generated from the SWOT analysis:

- Community Design and Land Use
- Conservation and Natural Resources

- Economic Development
- Population Characteristics and Housing
- Public Services
- Recreation
- Transportation
- Seismic
- Solid Waste
- Hazardous and Toxic Waste
- Cultural and Historic Resources

The Smith Valley Master Planning Committee was formed to advise the Smith Valley Township Advisory Council on the progress of the update. The Element Teams, consisting of over 80 community volunteers, continue to emphasize community buy in. A comprehensive mailing list reaches a large segment of the population, keeping them informed on the progress. The anticipated target completion date for the update is December, 2004.

**Mr. Van Norman** offered observations about the process to date:

- Smith Valley is a very special place where the residents are enthusiastic about master planning to create a common vision.
- A significant resident participation consisting of highly qualified and experienced retirees as well as lay people has helped the process move forward.
- It has been very important to involve the long time ranching and agricultural families.
- A professional quality product will provide a solid basis for growth decisions and protect the character of the valley while being responsive to change.
- It is not necessary to hire a high priced consultant to do the job.
- Since there was no paid consultant and it was purely a volunteer effort, there was no cost to Lyon County.

**Sheldon Bass** asked how the planning area boundary was determined. **Mr. Van Norman** replied that the boundary follows, for the most part, the township boundary. However, the Sweetwater area to the south is excluded due to opposition from the resident population.

**Bill Whitney** asked if there was any other assistance from outside sources. **Mr. Van Norman** responded that the Nevada Division of State Lands, which provides free assistance statewide, helped in the process.

**Mr. Van Norman** provided copies of a brochure entitled "Smith Valley Nevada", a publication for prospective property owners fashioned after the "Code of the West". The brochure gives a realistic picture of life in Smith Valley and educates people about what to expect in a rural area.

**Pam Wilcox** asked if there is County support for the process. **Mr. Van Norman** replied that the county commissioner for the area has been actively involved.

### **SUBURBAN AND URBAN DEVELOPMENT PRESSURES ON RURAL COUNTIES**

**Carl Swain** described growth pressures along US 50 from Dayton to Stagecoach and how he is involved with the West Central Lyon Alliance for Self Government. He expressed his concern

about how the corridor is being developed without the benefit of a realistic master plan. He also commented that it appears that the Lyon County government is overlooking the needs of the area. The new master plan was developed by a paid consultant who did not incorporate the wishes of the residents and it risks change as soon as it was adopted. Additionally, the master plan process suffered due to an apathy among many residents who view the corridor as a bedroom community. There is no community spirit. Since the proliferation of housing without the corresponding employment and commercial is taking place, it is evident that there is no public involvement in creating a vision. Also, there is a critical need for infrastructure improvements and a large question of where the water will come from to serve new development. Also, new development is replacing agricultural and ranching land and eliminating access to public lands without any public say in the matter.

**Mr. Swain** said that as a result of the lack of planning in the area and the citizen apathy, there is a growing push for local control. This would be in the form of either the establishment of a general improvement district (GID), unincorporated town, or incorporated town. He noted that since the majority of the population views the corridor as a bedroom community, he anticipates a large opposition to raised taxes associated with any of these changes. With the population base and lack of employment, it appears that incorporation is not feasible. The Town Advisory Council feels that they are not listened to in Yerington and would like to explore unincorporation. This would give the council more leverage in decisions important to the area, since the board would be elected.

**Sheldon Bass** asked if the area's infrastructure, specifically sewage treatment was at capacity and if improvements could be tied to the different development proposals and conditions of approval. **Mr. Swain** said current facilities are running effectively and a new package treatment facility was a condition of approval for a new subdivision. However, the capacity of the existing systems to handle all of the new proposals is a question mark. Road infrastructure is in critical need of improvements as well as water systems.

**Brad Bryant** mentioned that the State is not too supportive of separate GID's in many areas. A GID stands a better chance if a number of locations in a given area come in together to establish a more regional GID.

**Sheri Eklund-Brown** asked what the population of the corridor is. **Mr. Swain** replied that it is 15,000.

**Juan Guzman** discussed unincorporation. Minden and Gardnerville are both unincorporated. This entails an elected town board form of government.

**Tom Fransway** asked if the area was part of a township with a justice of the peace. **Mr. Swain** replied that the corridor is strictly a part of the county.

**Varlin Higbee** asked if Pahrump is incorporated. **Sheldon Bass** replied that Pahrump as well as all other towns in Nye County are not incorporated, they are all simply part of the county.

**Juan Guzman** asked what the vision of the area is? How do the residents see the corridor being organized to best plan for the area? What is the communities vision for character, lot size, etc.? **Mr. Swain** responded that the key is to mitigate the effects of growth for the public



benefit. He also said that important factors include protecting the historic character of downtown Dayton and preventing the proliferation of small lots.

**Shelley Hartmann** gave an overview of issues facing Lincoln County as growth occurs from expanding Clark County. In 1996, a new planning department was formed to address growth and land use. It appeared that Lincoln County was labeled as an area with no planning and this was resulting in the loss of potential employers who did not want to locate in an area with no planning and zoning measures. A new element in the master plan is the natural resources element. This element was written by the Lincoln County Public Land Use Advisory Council. Recently, Lincoln County developed a water plan to respond to pressure from Clark County to import water out of northern basins. This plan was completed with the help of Vidler Water Company. The plan identifies the water within the county and the current uses, which are predominately ranching, agriculture and community oriented. The plan also identifies future economic development prospects including Coyote Springs on the Clark County line along US 93. Coyote Springs was going to be a major industrial testing facility for Aerojet but that plan fell through. The site is now planned for a large master planned multi use community. The county will utilize planned unit developments tailored after Clark County's ordinance for development at Coyote Springs. Also, the Lincoln County Land Act, north of Mesquite, was a specific request by the Lincoln County Commission to identify disposable lands since 98% of the county is public land and existing communities have no where to expand and a dwindling tax base. The county is facing a \$1 million shortfall in this year's budget. The Lincoln Water District was created to further address water needs in the county. The county is participating in a lands bill that will help address the status of wilderness study areas and land disposals around the communities. Another issue facing the county is the Yucca Mountain transportation corridors.

**Alan Pinkerton** asked about the "no net loss" position of the county and how BLM disposals are helping the county see new private lands on the tax base. **Ms. Hartmann** responded that if he was referring to the BACA bill, she had not seen any progress on disposal of lands.

**Tom Fransway** asked about the Southern Nevada Water Authority drought plan. **Alan Pinkerton** responded that it was developed in the last couple of years due to the lack of snow melt in the Upper Colorado River Basin and the dropping of the level of Lake Mead. The allocation Clark County receives from Lake Mead is 300,000 acre feet.

## **COUNTY PLANNING ISSUES**

### **Eleanor Lockwood, Churchill**

- A new water and sewer system is planned for developing areas of the county. It is anticipated that a number of new high density projects will result from the new infrastructure. Historically, the City of Fallon has had its own community system, and the county has allowed development around the City on minimum one acre lots, wells and septic systems. The EPA has declared the county area a health hazard for arsenic. There is a proliferation of shallow wells in excess of 30 years old in the urbanizing area. A community water and sewer system will address the problems. There is an excitement in the air that growth is about to happen. The county has been lucky to have conservative but visionary commissioners over the last several years.

- The County is lucky to have a very good planning commission. Training sessions are ongoing with the planning commission. The planning commission is made aware of the controls available that can be placed on new development to ensure the overall public's health, safety and welfare.
- The county enjoys a good working relationship with BLM. A revision to the resource management plan is underway. One possible outcome is the identification of a location for an industrial airport.
- The county is realizing a better relationship with Nevada Department of Transportation (NDOT). An effort is underway to look at the regional perspective of transportation planning. The county wants improvements to major arterial such as US 50 in a way that does not result in traffic lights every quarter mile.
- The County Master Plan is now on the internet and has incorporated new water sewer policies.
- There is an ever increasing concern about the "dust bowl effect" as more and more water rights are removed from use and transferred to Washoe County. There needs to be more done on the regional basis to disallow growth at the expense of neighboring counties. There has been a dust and sand ordinance in effect since 1997 for Churchill County and it is not acknowledged by any upstream entities. The Fallon area is known as a man-made oasis and the county would like to see some of that character remain for future generations.

### **Bill Whitney, Washoe**

- Major controversial issue facing the county is the Honey Lake water importation proposal. Water in the amount of 11,500 acre feet is proposed to be piped to the North Valleys area of the county (Stead) from Fish Springs. BLM will require a 33-mile right-of-way and EIS scoping and planning is underway
- A coal-fired power plant proposal northwest of Gerlach is being studied. Currently there is only a special use permit for an air monitoring station. The proposal could have significant negative impacts on the town of Gerlach.

### **Tom Fransway, Humboldt**

- The county continues to be vigilante on water issues. The Humboldt River Basin Water Authority is the lead on water issues and the establishment of this multi-county authority was a prudent move.
- The county is involved in a SNPLMA land acquisition request with Pershing County and the benefits of a potential economic boost linked to recreation far outweigh any loss to the tax base. Both counties are in full support.

- There is a concern about the time it takes for BLM to dispose of lands. **Ms. Wilcox** responded that it is a dollars issue for administering the disposals. Now that the Douglas County land sale is going forward, hopefully there will be funds to dispose of lands in rural Nevada.

#### **Sheldon Bass, Nye**

- A newly published Geotechnical Evaluation will be incorporated into the Pahrump Master Plan to identify and address soils constraints in the Pahrump Valley. A result of the report, mandated by the Board of Health, will be a large increase to percolation tests and building permits for all builders and property owners in the valley due to a requirement that the tests be stamped by a licensed engineer. A soils report is also required. The area is experiencing many failed septic systems. An ordinance must be adopted requiring the percolation test be done by a licensed engineer. Under NRS, a property owner can do the percolation test, but it appears, after June 30, this will be illegal in the Pahrump Valley.

#### **Michael Mears, Eureka**

- The Eureka County Public Land Policy Plan is being updated with help from the Nevada Division of State Lands.
- The Ruby Hill Mine is being expanded for gold and silver. An amended EIS has been completed and the prospect of this expansion has excited the economic base. There are concerns in Diamond Valley regarding water table impacts and well monitoring is ongoing.
- The county is preparing for the impacts of a Yucca Mountain transportation corridor in the chance that the Department of Energy chooses the Pine Valley corridor south from Beowawe. The proposed right-of-way take would be 50 feet with an included 15 foot access road.

#### **Juan Guzman, Carson City**

- The new Carson Tahoe Hospital is being constructed at the north end of town.
- The freeway bypass construction is underway from Lakeview Hill south to US 50.
- A new Wal Mart is planned on College Parkway.
- The lawsuit against Douglas County regarding BLM land sales has been withdrawn.
- There is a continued loss of sales tax to Douglas County but the existing car dealerships in Carson City make a positive impact.
- The Carson City Master Plan is being revised and will include updates to economic development, land use, open space and recreation.

- The SNPLMA process for land acquisitions is very slow and Carson City is losing opportunities because the seller won't wait that long.
- A coalition of partners has produced a new Sierra Front Recreation Map to market the area.

### **Roger Mancebo, Pershing**

- The Humboldt River Basin Water Authority is a positive benefit to the county.
- The Nevada Cement Company may relocate to a site near Rye Patch.
- Silver and gold mines in the area are expanding.
- A small power plant is possible on county property, leased back to the developer.
- A checkerboard plan is underway to address Nevada Land and Resource Company's rail road land holdings. The goal is to make a more logical and beneficial land pattern for economic development.

### **Mickey Yarbrow, Lander**

- The student population declined from 1,700 students in 1997 to 1,200 students in 2003 and this has a negative impact on the tax base.
- Newmont Mining anticipates completion of the Phoenix Project in 2005. This represents the creation of 350 construction workers for approximately 18 months and 250 full-time employees.
- The County is hiring an economic development person to attract new business.
- A Battle Mountain facelift is underway and Highway 305 is being expanded down to the golf course.
- A bike trail is planned from south of Battle Mountain through town.
- An ATV trail is being developed 20 miles south of Battle Mountain.
- The County is going forward with Yucca Mountain transportation corridor planning in case the Beowawe route is chosen.
- Austin and Kingston area roadways are being overlaid.
- Twenty-five miles of outlying roads in the Battle Mountain area are being paved to combat dust.

**Alan Pinkerton, Clark**

- Approximately 6,000 people move into the Las Vegas Valley each month.
- The County Commission adopted a resolution creating the Community Growth Task Force. The task force will be charged with identifying ways to lessen the impacts of growth by spreading the impacts of change out over time. The citizen-based task force will engage the community and will be a clearinghouse for discussion, recommendations and action. The task force will submit its findings in 2005.
- This is the last SLUPAC meeting for **Mr. Pinkerton**. The alternate designee is **Barbara Ginoulis**.
- A billboard moratorium has been enacted and a new billboard ordinance is underway addressing new billboards.

**Varlin Higbee, Lincoln**

- The county update was covered in the presentation by **Shelley Hartmann**.

**Brad Bryant, Storey**

- The 10,000-acre Reno-Tahoe Industrial Park is open for business and looking for developers. The property will result in a huge increase in property tax to the county and is located at the Waltham Way exit of I-80.
- There is a concern about how flood mitigation activities in Washoe County will affect downstream properties in Storey County.

**Sheri Eklund-Brown, Elko**

- There is discussion on the impacts to grazing when fencing is erected on the checkerboard lands along the I-80 corridor. Property owners are being educated on the responsibilities and issues regarding trespass cattle.
- An Elk Management Plan and Fire Management Plan have been adopted and there is a memorandum of understanding agreed upon by stakeholders regarding noxious weeds.
- A mining sustainability task force has been created to address reclamation and a diversification of the economy once mines close.
- The California Interpretive Trail is being developed and other recreational trails in the Elko region. There is a concerted effort to market and advertise the recreational opportunities in Elko through many avenues including brochures, radio and television.

- The county continues to be interested in the benefits and impacts of SNPLMA and the State's Question 1 program. Due to the County's "no net loss" policy, BLM will not entertain certain land acquisition proposals unless some disposal areas are identified.
- There is a need to visit the idea of raising the gas tax from the current 4% to 9%.
- There is a need to address compliance issues, currently code violations are not enforced and the compliance officer position has been eliminated. **Mr. Guzman** mentioned that one way to address code violations is to link them to health and /or fire hazards, if applicable.
- There is a question about defaulted conservation easements created by the Question 1 program and whether or not the State will take them over. **Pam Wilcox** responded that those details are delineated up front when the conservation easement agreement and deed restrictions are approved by the property owner and the easement holder.

### **PUBLIC COMMENT**

**Harley Culkin**, Nye County Planning Commissioner, stated that in many cases, too many regulations have a negative impact on property owners, who should be able to do what they wish with their land. Multiple dwellings on the same parcel are a benefit in some cases but are typically outlawed. He also expressed concern about impacts to, and availability of, water rights for development of subdivisions.

**Shelley Hartmann** commented that she is opposed to any acquisitions of private land, especially by the State of Nevada.

### **COUNCIL MEMBER COMMENTS**

No further comments were made.

### **COUNCIL DISCUSSION AND RECOMMENDATIONS**

There was no further discussion or recommendations made by the Council on any previous items that were presented.

### **FUTURE MEETING CONSIDERATIONS**

**Roger Mancebo** requested a discussion at the next meeting on the "checkerboard" pattern along I-80 in the Pershing County area and the effort underway to consolidate lands in a more logical public/private pattern.

**Sheri Eklund-Brown** requested a discussion on open range law; gas tax increases to benefit the local jurisdiction and also how to effectively enforce code violations through a defensible compliance program.

**Tom Fransway** requested a discussion with **Hugh Ricci**, State Engineer, on the details of water rights in Nevada. He also would like a presentation on the Nevada Fire Safe Council.

**Sheldon Bass** suggested the next SLUPAC meeting be held in Southern Nevada and offered Pahrump as a good location.

### **ADJOURN**

The meeting was adjourned at 4:45 pm.

---

Don D. Canfield III, AICP (Skip)  
Meeting Recorder

These minutes should be considered draft minutes pending their approval at a future meeting of the State Land Use Planning Council. Corrections and changes could be made before approval.

The meeting was tape-recorded. Anyone wishing to listen to the tapes may call (775) 687-4364 ext. 235 for an appointment. The tapes will be retained for three years.